

CIELO

RANCHO SANTA FE

Existing Land Use

-  residential
-  commercial
-  public services
-  agriculture
-  Rancho Cielo Specific Plan Area
-  Cielo del Norte Specific Plan Area

Latitude 33

Planning and Engineering
4933 Paramount Drive, San Diego, CA 92123
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Figure 5

DESCRIPTION OF RANCHO CIELO

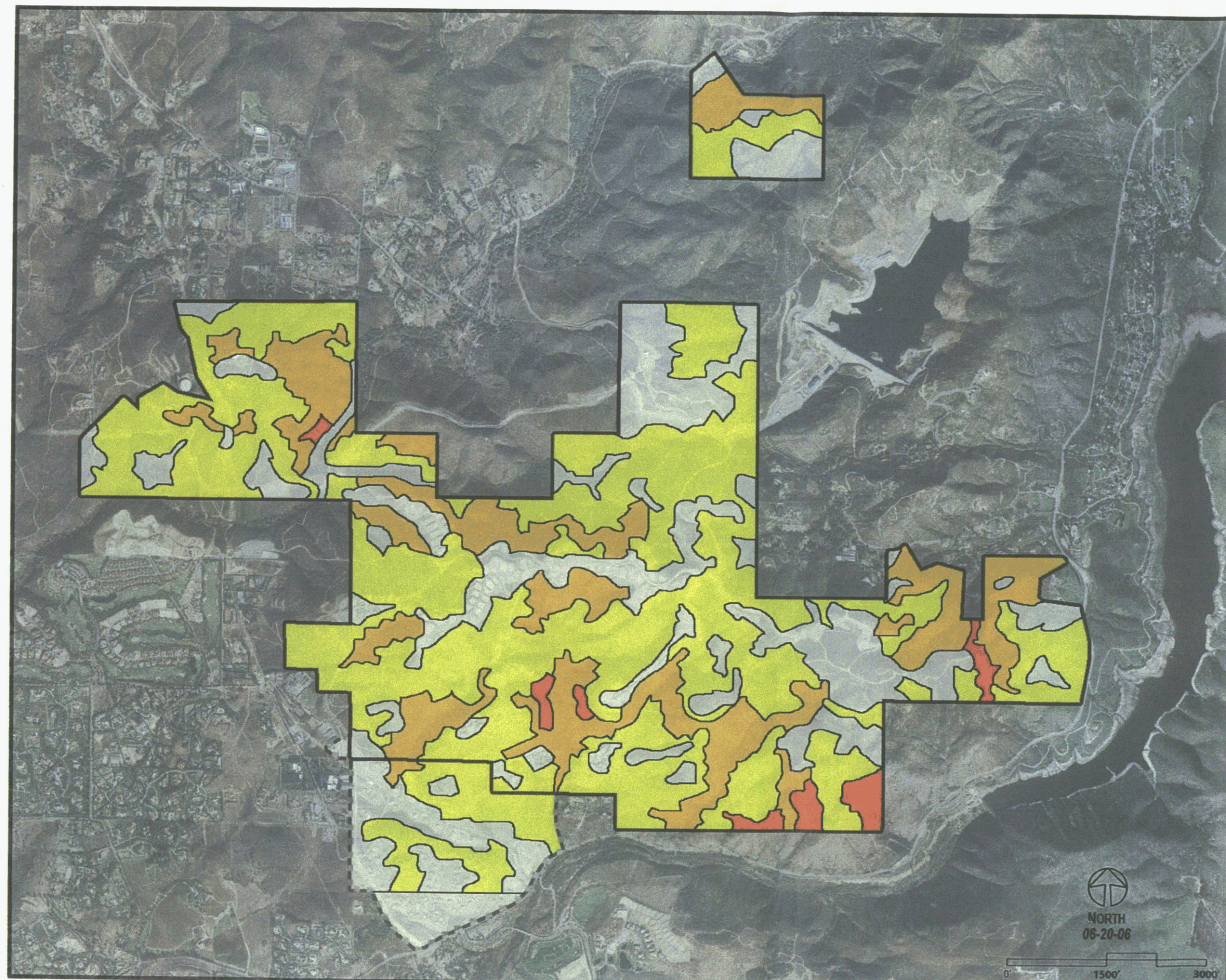
I. PLANNING OBJECTIVES/CONCEPT

The planning of Rancho Cielo was undertaken with a number of specific objectives in mind. Those objectives are listed below and will serve to introduce the Rancho Cielo Land Use Plan.

The design of Rancho Cielo is based on preservation of the unique environmental resources of the site. To achieve this, the Plan of Land Usage was designed only after detailed environmental constraint maps were prepared. This environmental information was used to develop a plan for each significant environmental system that would allow for the continued functioning of that system. These maps follow this page and include the Categories of Slope, Elevations, Watersheds, Visual Features, Constraints due to Biology, and Geological Constraints (Figures 6-11). The Environmental Impact Report (EAD Log #80-8-120, State Clearinghouse SCH #80071615) contains a detailed discussion of these features.

From these were selected the most appropriate areas for homesites, commercial, recreational and public-related uses. The following guidelines were developed to serve as the basis for the Rancho Cielo Plan of Land Usage to be submitted with the Specific Plan text.

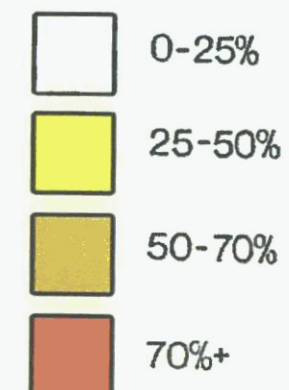
- A. Create a community with a sense of identity and uniqueness through design, provision of a permanent Homeowners Association, private road system with controlled access, community recreation area, and a centralized commercial center.
- B. Cluster homesites to minimize areas of disturbance through density transfers within ownership and plan designations so long as the overall density remains consistent with the Community Plan.
- C. Site and design structures to maximize solar opportunities and to minimize visual impact from off-site roads and homes.
- D. Minimize the visual impact to adjacent communities by providing a street lighting System designed to minimize light pollution while providing for an acceptable level of safety.
- E. Minimize disturbance of environmentally sensitive areas by preserving rare and endangered plants, significant wildlife habitats and corridors, and major archaeological sites.
- F. Protect the Water Quality of Escondido Creek, the San Dieguito River and Lake Hodges by reducing erosion through revegetation of disturbed slopes, and by avoiding disturbance of existing major drainage patterns.
- G. Minimize fire hazards by annexation to a full-time professional fire protection district (Rancho Santa Fe), construction of a permanent fire station on-site, and creation of 100-foot wide fuel breaks replanted with fire-retardant vegetation within residential clusters.
- H. Minimize the need for external trips by providing activities and services within the project's boundaries that will take care of the daily needs of its residents.



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Categories of Slope

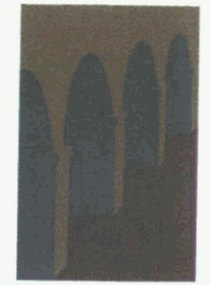
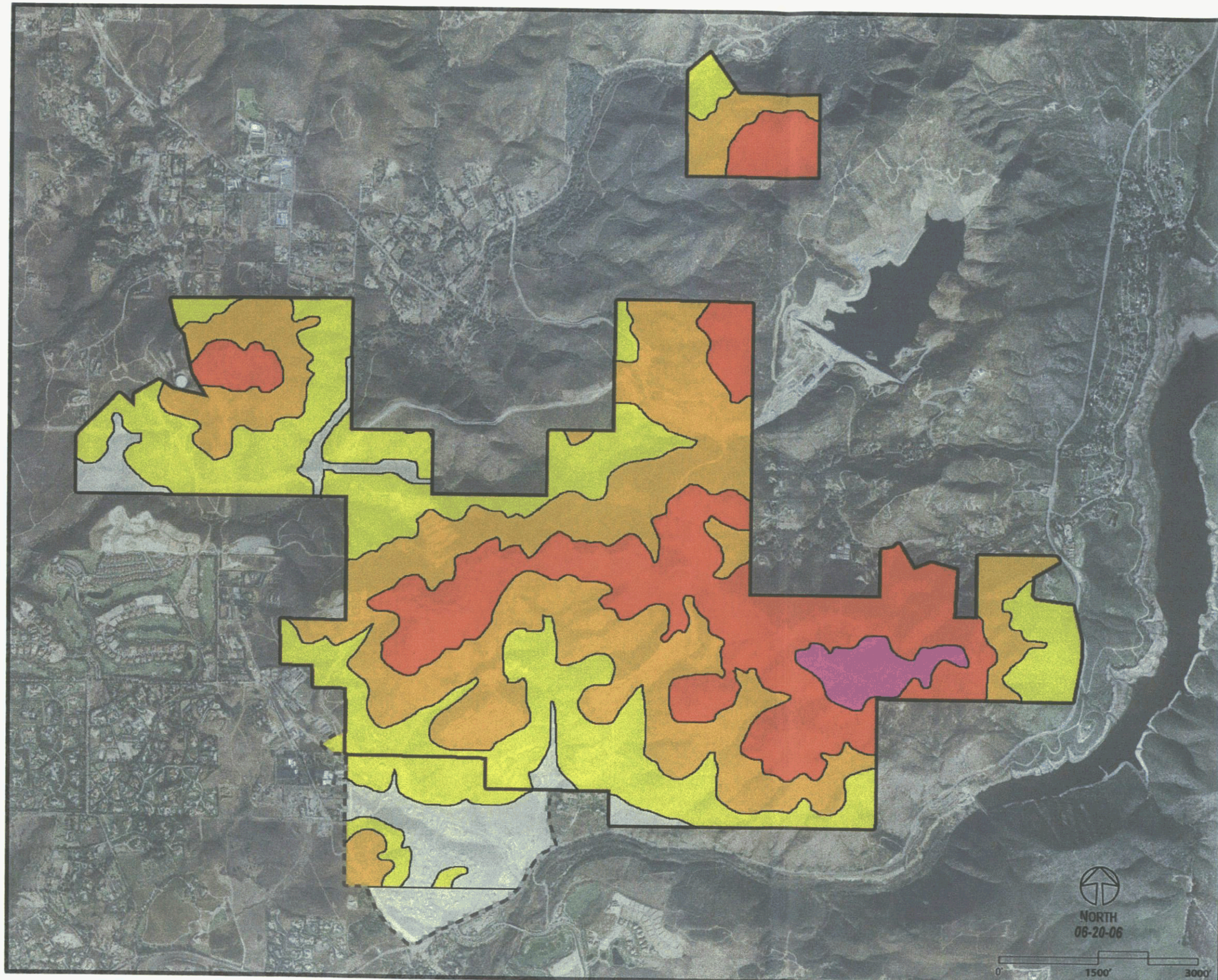


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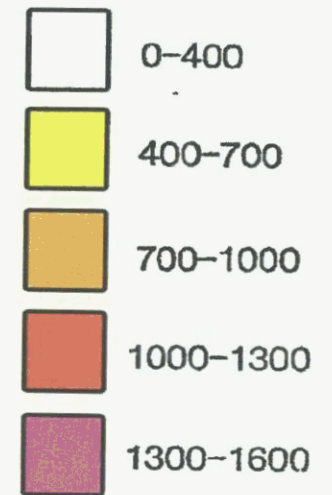
Figure 6



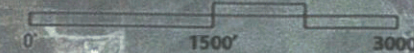
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Elevations



NORTH
06-20-06



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Figure 7